

Revised August 5, 2016

**EXHIBIT B - CONDITIONS OF APPROVAL  
DRC2015-00078 / Verizon Wireless**

**Approved Development**

1. This approval authorizes the construction and operation of an unmanned wireless communications facility, consisting of the following improvements:
  - a. Replacement of an existing 34'-7" utility pole with a new 43' tall utility pole in the County right-of-way.
  - b. Installation of one new 4' tall cylindrical antenna on top of the replacement utility pole. The cylindrical antenna and all associated mounting hardware and coaxial cables shall be painted to match the pole.
  - c. Installation of two 4.5'1.70' x 1.54'1.5' RRUs at a height of approximately 42'10'-6" (from existing grade to bottom of RRU) on the replacement pole. The RRUs and all associated mounting hardware shall be painted to match the replacement pole. Wires entering the RRUs shall have the minimum amount of slack as technically feasible, shall be concealed within conduit to the maximum extent possible, and shall be completely painted to match the utility pole.
  - d. Installation of two ground-mounted equipment cabinets of 50" and 3968" in height within a 56' tall wooden fenced enclosure (4' x 7') at the base (within 6'10'-11") of the replacement pole. The equipment cabinets shall be screened on four sides and completely concealed from public view. If technically feasible, the equipment cabinets shall be located on the utility pole rather than on the ground.
  - e. Underground installation of electrical utility lines and telco lines.

~~All development shall be consistent with a revised site plan, antenna and equipment layout plan, and elevations. The revised plans shall show a wooden screen fence around all four sides of the proposed ground-mounted equipment.~~

2. At the time of application for construction permits, the applicant shall submit and development shall be consistent with a revised site plan, antenna and equipment layout plan, and elevations showing all equipment cabinets located on the utility pole (rather than on the ground) or evidence that doing so would be technically infeasible. If the applicant determines and staff verifies that it would be infeasible to locate all equipment on the utility pole, then all development shall be consistent with the revised (July 24, 2016) site plan, antenna and equipment layout plan, and elevations.

- ~~2.3.~~ At the time of application for construction permits, the applicant shall submit a revised radio frequency analysis verifying that the facility would comply with applicable FCC emission guidelines when assuming the construction of a new 28' tall, two-story single family residence (setback 10 feet from Oxford Avenue) on the immediately adjacent vacant lot.

**Conditions required to be completed at the time of application for construction permits**

- ~~3.4.~~ At the time of application for construction permits, the applicant shall include a "condition compliance" sheet with the construction plans that includes a complete copy of the final conditions of approval for the project.

## ATTACHMENT 2

- | ~~4.~~5. **At the time of application for construction permits**, the applicant shall submit plans prepared by a Registered Civil Engineer to the Department of Public Works to secure an Encroachment Permit and post a cash damage bond to install improvements within the public right-of-way in accordance with County Public Improvement Standards.

### ***Fire Safety***

- | ~~5.~~6. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code.

### **Conditions to be completed prior to issuance of a construction permit**

- | ~~6.~~7. **Prior to issuance of a construction permit**, the applicant shall submit a color board for all proposed improvements (including, but not limited to, the antenna, RRUs, coaxial cables, associated mounting brackets, equipment cabinets, etc.). All equipment proposed to be attached to the utility pole shall be painted a matte finish brown color to match the utility pole.

### ***Condition Compliance Coordinator***

- | ~~7.~~8. **Prior to issuance of a construction permit**, the applicant shall identify a Condition Compliance Coordinator (CCC) to ensure all conditions of approval and mitigation requirements are met. The CCC shall be the County's contact and shall be responsible to ensure all mitigation requirements are met. A pre-construction meeting shall take place between the CCC and the County to review the application and establish the responsibility and authority of the participants.

### ***Hazards/Hazardous Materials***

- | ~~8.~~9. **Prior to issuance of a construction permit**, the applicant shall submit for review and approval a Hazardous Materials Business Plan for the proposed wireless communications facility to the County Environmental Health office for review and approval.

### ***Site Restoration***

- | ~~9.~~10. **Prior to issuance of a construction permit**, the applicant shall post a performance agreement and financial instrument with the County in an amount commensurate with the cost of facility removal and site restoration. The performance agreement and financial instrument shall be released by the County at the time the facility is removed and the site is restored.

### **Conditions to be completed during project construction**

### ***Fire Safety***

- | ~~10.~~11. **During construction**, activities that pose an ignition source will have to comply with fire safety laws. This includes welding activities and use of heavy equipment. All equipment must be in compliance. Consideration of fuel breaks or other treatment shall occur in the construction area. If a fire ignites due to construction activities the responsible party may be liable for suppression costs.

**Conditions to be completed prior to occupancy or final building inspection/establishment of the use**

- | ~~11.~~**12.** **Prior to final inspection**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of approval.
- | ~~12.~~**13.** The facility shall not be operated until all conditions of approval have been met and all required building permits have received final inspection.

***Aesthetic/Visual Resources***

- | ~~13.~~**14.** **Prior to final inspection**, the applicant shall paint all proposed improvements (including, but not limited to the antenna, RRUs, coaxial cables, and associated mounting brackets) the color and finish approved by the Department of Planning and Building. Repainting shall occur as necessary.

***Explanatory Warning Signs for Occupational Exposures***

- | ~~14.~~**15.** **Prior to final inspection**, explanatory warning signs\* to prevent occupational exposures in excess of the FCC guidelines are to be posted at the site entrance gate and on or at the barrier fence and antennas such that they would be readily visible from any angle of approach to persons who might need to work near the antennas. (\*Warning signs should comply with ANSI C95.2 color, symbol, and content conventions. In addition, contact information should be provided (e.g., a telephone number) to arrange for access to restricted areas).

***Hazardous Materials***

- | ~~15.~~**16.** **Prior to final inspection**, the applicant shall provide verification from Environmental Health that the Hazardous Materials Business Plan has been implemented.

***Mitigation Monitoring/Condition Compliance***

- | ~~16.~~**17.** **Prior to final inspection**, the CCC will incorporate the findings of the monitoring effort into a final comprehensive construction monitoring report to be submitted to the County of San Luis Obispo.
- | ~~17.~~**18.** **Prior to occupancy or final inspection**, whichever occurs first, the applicant shall obtain final inspection and approval from the Cambria Fire Department of all required fire/life safety measures.
- | ~~18.~~**19.** **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.
- | ~~19.~~**20.** **Prior to occupancy or final inspection**, all public improvements have been constructed or reconstructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector.

**On-going conditions of approval (valid for the life of the project)**

- | ~~20.~~**21.** This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed.

## ATTACHMENT 2

Substantial site work is defined by Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.

~~21.~~22. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Land Use Ordinance.

~~22.~~23. All obsolete or used facilities shall be removed within twelve months of cessation of the applicant's wireless communication operations on the site. The applicant shall be responsible for the removal of such facility and all associated structures and restoration of the site to pre-project condition. Restoration does not include removal of vegetation planted to provide visual screening. At the time the use of the facility is discontinued the owner of the facility must notify the Department of Planning and Building.

### ***Visual/Aesthetic Resources***

~~23.~~24. The approved colors shall be maintained for the life of the project. Repainting and maintenance shall occur as necessary.

~~24.~~25. If new technology is developed that reduces the impacts of the proposed project, the applicant agrees to install such improvements within 6 months of notification by the county.

### ***Co-location***

~~25.~~26. Co-location is allowed by other carriers at this site, if technically feasible, subject to prior written consent by Grantors of the PG&E easement, and land use permit approval.

### ***Electric and Magnetic Fields***

~~26.~~27. The facility shall be designed and operated to ensure that power densities received from transmissions, with all transmitters at the site transmitting at full power, will comply with federal law and regulation.

### ***Lighting***

~~27.~~28. No exterior lighting is approved for the project.